



21 The Clarence, 10 Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3PA



# Price £500,000



The Clarence is located at the renowned Royal William Yard, the development started by Urban Splash which has won a host of awards to date and is currently one of Plymouth's finest waterfront destinations. These stunning buildings form part of British maritime history and have a range of restaurants and art galleries which host events and exhibitions throughout the year.

Lang Town and Country Estate Agents are delighted to present this beautiful same level - two-bedroom apartment with no onward chain situated on the first floor which has stunning and far-reaching views looking out across the Tamar Estuary and Mount Edgumbe.

The property comprises of an entrance hallway which allows access to all rooms within the apartment. Also accessed off the hallway is a cupboard with fitted shelving units, ideal for storage. Both bedrooms are generous doubles and have original, exposed stone walls bringing lots of character to the rooms. They also benefit from the sea views to one side as well as having fitted wardrobes. There is an en-suite bathroom and also a newly fitted and beautiful shower room with a charming internal stained glass window in. This apartment is well laid out and flows beautifully with all windows having sea views.

Leading on from the hallway takes you to the kitchen/lounge/diner. The kitchen open plan and has range of integrated appliances. These include four ring electric hob with extraction fan over and an oven and grill below, fridge, freezer, double sink, dishwasher and a range of wall and base units. Attached to the kitchen is a separate utility room with ample space for additional storage as well as the boiler and plumbing from the washing and drying machine.

The large, open plan, lounge diner is a great open space with far reaching views. Double doors from this room open out onto the private balcony allowing you to embrace the panoramic views to their full potential.

We understand the property is being offered to the market with n onward chain. A viewing can be highly recommended.

We understand the apartment is held on Lease with 101 years remaining and subject to a service charge of approximately £6,656 per year but this is subject to change and an annual ground rent of approximately TBC The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

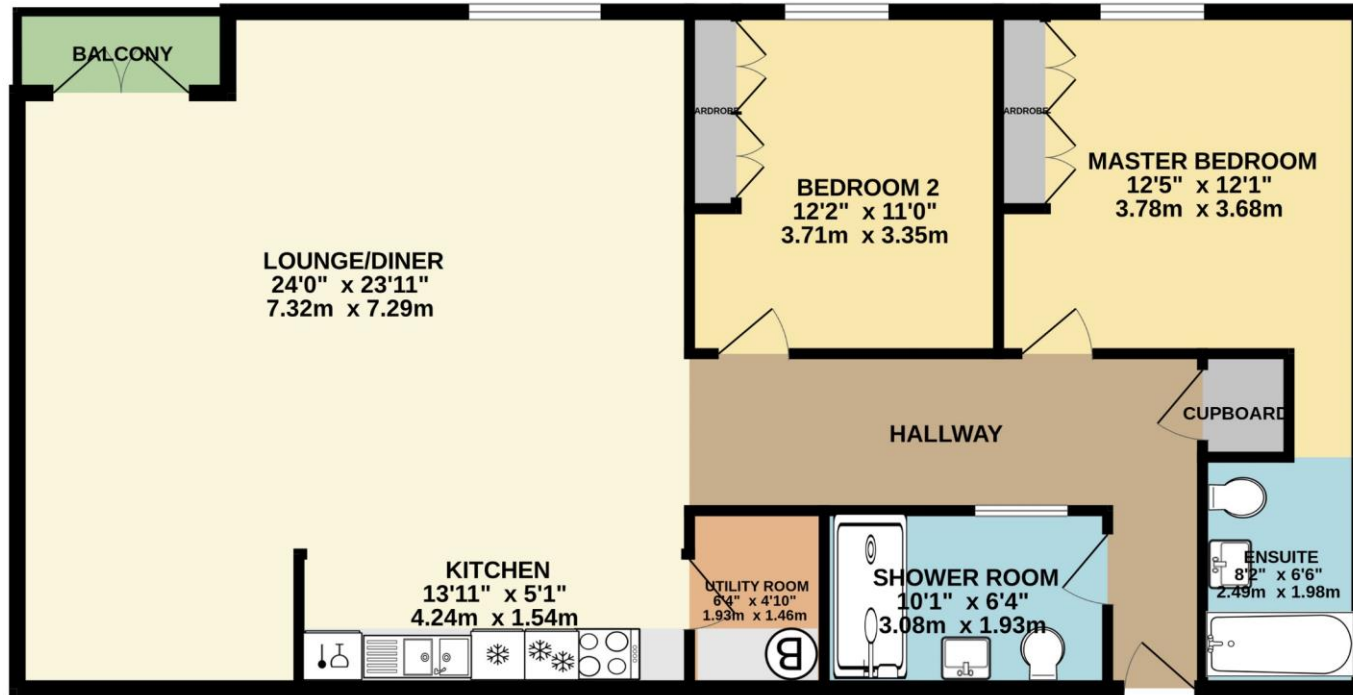


To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).





# FIRST FLOOR



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